

TITLE 14 HOUSING AND CONSTRUCTION
CHAPTER 7 BUILDING CODES GENERAL
PART 3 [2006] 2009 NEW MEXICO RESIDENTIAL BUILDING CODE

14.7.3.1 ISSUING AGENCY: Construction Industries Division (CID) of the Regulation and Licensing Department.
[14.7.3.1 NMAC – Rp, 14.7.3.1, NMAC, 1-1-08]

14.7.3.2 SCOPE: This rule applies to all construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of all detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories high with separate means of egress, and their accessory structures that is performed in New Mexico on or after [January 1, 2008] July 1 2010, and that is subject to the jurisdiction of CID, unless performed pursuant to a permit for which an application was received by CID before that date. Any repair, alteration or addition to such building that is associated with a change of occupancy, and any construction not addressed in the NMRBC, shall be subject to and shall comply with the NMCBC.
[14.7.3.2 NMAC - Rp, 14.7.3.2, NMAC, 7-1-10]

14.7.3.3 STATUTORY AUTHORITY: NMSA 1978 Section 60-13-9 and 60-13-44.
[14.7.3.3 NMAC - Rp, 14.7.3.3, NMAC, 1-1-08]

14.7.3.4 DURATION: Permanent.
[14.7.3.4 NMAC - N, 1-1-08]

14.7.3.5 EFFECTIVE DATE: [January 1, 2008] July 1, 2010, unless a later date is cited at the end of a section.
[14.7.3.5 NMAC - Rp, 14.7.3.5, NMAC, 7-1-10]

14.7.3.6 OBJECTIVE: The purpose of this rule is to establish minimum standards for the general construction of residential buildings in New Mexico.
[14.7.3.6 NMAC - Rp, 14.7.3.6, NMAC, 1-1-08]

14.7.3.7 DEFINITIONS:
[See 14.5.1 NMAC, General Provisions and chapter 2 of the [2006]2009 international residential code (IRC) as amended in 14.7.3.10 NMAC.]
[14.7.3.7 NMAC - Rp, 14.7.3.7, NMAC, 7-1-10]

14.7.3.8 ADOPTION OF THE [2006] 2009 INTERNATIONAL RESIDENTIAL CODE:
A. This rule adopts by reference the [2006] 2009 international residential code, as amended by this rule.
B. In this rule, each provision is numbered to correspond with the numbering of the [2006] 2009 international residential code.
[14.7.3.8 NMAC - Rp, 14.7.3.8, NMAC7-1-10]

14.7.3.9 CHAPTER 1 ADMINISTRATION:
A. Section R101 - Title, Scope and Purpose.
(1) R101.1 Title. Delete this section of the IRC and substitute: This code shall be known as the [2006] 2009 New Mexico residential building code (NMRBC).
(2) R101.2 Scope. Delete this section of the IRC and see 14.7.3.2 NMAC, Scope and add the following: **Exception:** Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section 903.3.1.3 of the *International Building Code*. A home office or business not utilizing hazardous materials with a work area less than 300 sq. ft. is not a live/work unit subject to the requirements of the *International Building Code*. A home office in dwelling units exceeding 3000 sq. ft. may occupy up to 10% of the floor area.

- (3) **R101.3 Purpose.** See 14.7.3.6 NMAC, Objective.
- B. Section R102 - Applicability.**
 - (1) **R102.1 General.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
 - (2) **R102.2 Other laws.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
 - (3) **R102.3 Application of references.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
 - (4) **R102.4 Referenced codes and standards.** Delete this section of the IRC and substitute the following: The codes referenced in the NMRBC are set forth below. See also 14.5.1 NMAC, General Provisions.
 - (a) **Electrical.** The NMEC applies to all electrical wiring as defined in NMSA 1978 Section 60-13-32. All references in the IRC to the ICC electrical code are deemed references to the NMEC.
 - (b) **Gas.** The NMMC applies to “gas fittings” as that term is defined in NMSA 1978 Section 60-13-32. All references in the IRC to the international mechanical code are deemed references to the NMMC. Gas piping, systems and appliances for use with liquefied propane gas (LPG), or compressed natural gas (CNG), shall be governed by the LPG standards (NMSA 1978, Section 70-5-1 et seq., LPG and CNG Act, and the rules promulgated pursuant thereto, 19.15.4.1 through 19.15.4.24 NMAC.)
 - (c) **Mechanical.** The NMMC applies to the installation, repair, and replacement of mechanical systems including equipment, appliances, fixtures, fittings and/or appurtenances including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy related systems. All references in the IRC to the international mechanical code are deemed references to the NMMC.
 - (d) **Plumbing.** The NMPC applies to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. All references in the IRC to the international plumbing code are deemed references to the NMPC.
 - (e) **Energy.** The NMECC applies to all energy-efficiency-related requirements for the design and construction of buildings that are subject to the New Mexico construction codes. All references in the IRC to the international energy code are deemed references to the NMECC.
 - (5) **R102.5 Appendices.** This rule adopts the following appendices as amended herein:
 - (a) **Appendix G – Swimming pools and spas**
 - (b) **Appendix H – Patio covers**
 - (c) **Appendix J – Existing buildings**
 - (d) **Appendix K – Sound transmission**
 - (6) **R102.6 Partial Invalidity.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
 - (7) **R102.7 Existing structures.** See this section, and sub-section R102.7.1, additions, alterations or repairs, of the IRC, except that the references to the international property maintenance code and the international fire code are deleted.
- C. Section R103 - Department of Building Safety.** Delete this section of the IRC.
- D. Section R104 - Duties and Powers of Building Official.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
- E. Section R105 - Permits.** Delete this section of the IRC and see 14.5.2 NMAC, Permits.
- F. Section R106 - Construction Documents.** Delete this provision of the IRC and see 14.5.2 NMAC, Permits.
- G. Section R107 - Temporary Structures and Uses.** Delete this section of the IRC and see 14.5.2 NMAC, Permits.
- H. Section R108 - Fees.** Delete this section of the IRC and see 14.5.5 NMAC, Fees.
- I. Section R109 - Inspections.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.
- J. Section R110 - Certificate of Occupancy.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.
- K. Section R111 - Service Utilities.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.
- L. Section R112 - Board of Appeals.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.
- M. Section R113 - Violations.** Delete this section of the IRC and see CILA 60-13-1 et seq., and 14.5.3 NMAC, Inspections.

N. **Section R114 - Stop Work Order.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.
[14.7.3.9 NMAC - Rp, 14.7.3.9, NMAC, 7-1-10]

14.7.3.10 CHAPTER 2 DEFINITIONS:

A. **Section R101 General.**

(1) **R201.1, R201.2 and R201.4.** See these sections of the IRC.

(2) **R201.3 Terms defined in other codes.** Delete this section of the IRC and substitute the following provision: Defined terms not listed in this rule have the meanings given in 14.5.1.7 NMAC, General Provisions, and in the other New Mexico codes.

B. **Section R202 Definitions.**

(1) **Board of appeals.** Delete this definition and see 14.5.1 NMAC, General Provisions.

(2) **Building official.** Delete this definition and see 14.5.1 NMAC, General Provisions.

(3) **Design Professional and Registered Design Professional.** Delete these definitions and see 14.5.1 NMAC, General Provisions.

(4) **Earthen building materials** has the meaning given in 14.7.4 NMAC, 2006 New Mexico earthen building materials code.

(5) **Exterior finish coating** means a single coat of plaster, cementitious or other approved material applied to a concrete or masonry surface for cosmetic purposes only.

(6) **ICC** means the international code council.

(7) **Manufactured Home.** Delete this definition from the IRC.

(8) **Sleeping room** means a room designated as a sleeping room or bedroom on the plans.

(9) **Unbalance backfill height** is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall, retaining wall or the interior finished ground level. Where an interior concrete slab on grade is provided and is in contact with the interior surface of the foundation wall, the unbalanced backfill height is permitted to be measured from the exterior finished ground level to the top of the interior concrete slab.

(10) **Decorative coating.** A single coat of plaster, cementitious or other approved material applied to a concrete or masonry surface for cosmetic purposes only.

(11) All other terms defined in this section of the IRC have the meanings given in that section.

[14.7.3.10 NMAC - Rp, 14.7.3.10, NMAC, 1-1-08]

14.7.3.11 CHAPTER 3 BUILDING PLANNING:

A. **Section R301 - Design Criteria.** See this section of the IRC except as provided below: [is amended to include the following sentence at the end of the]

(1) **Section R301.2.1 Climatic and geographic design criteria.** Amend footnote "f" as follows: The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1 or information from the U.S.G.S. software "Design Values for Buildings" found online at <http://earthquake.usgs.gov/hazards/design/buildings.php>.

(2) **Section 301.2.2 Seismic provisions.** Add the following sentence to the "exception" provision of sub-section R301.2.2, seismic provisions: buildings in which earthen building materials form the bearing wall system, that are located in seismic design categories A, B, C and D₁ are exempt from the seismic requirements of this code.

(3) **Section R301.2.2.1. Determination of seismic design category.** Add the following text at the end of the section: or information from the U.S.G.S. software "Design Values for Buildings" found online at <http://earthquake.usgs.gov/hazards/design/buildings.php>.

B. **Section R302.** See this section of the IRC ~~and add the following new section~~ except as provided below.

(1) **Section R302.[2] 1.1 Zero lot line separation.** Add a new section as follows: Where perpetual, platted, and recorded easements create a non-buildable minimum fire separation distance of at least six (6) feet between structures on adjacent properties, the one-hour fire-resistive rating shall not apply.

(2) **R302.2 Townhouses.** Add the following sentence to the beginning of the exception: The following exception applies if the *townhouse* has an automatic residential fire sprinkler system. Delete The text "Chapters 34 through 43" from the second to the last sentence and replace with currently-adopted electrical code.

(3) **Section R302.5.1 Opening protection.** Delete the text in this section and replace with the following: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Other openings between the garage and residence shall be equipped with self-closing, tight fitting solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick or self-closing, tight fitting 20-minute fire-rated doors.

Table R302.1 is amended as follows:

Exterior Wall Element		Minimum Fire Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire resistance Rated)	1 hour with exposure from both sides	0 Feet
	(Not fire resistance Rated)	0 Hours	3 Feet
Projections	(Fire resistance Rated)	1 hour on the underside	2 Feet
	(Not fire resistance Rated)	0 Hours	3 Feet
Openings	Not Allowed	N/A	<3 Feet
	24% Maximum of Wall Area	0 Hours	3 Feet
	Unlimited	0 Hours	5 Feet
Penetrations	AH	Comply with Section R317.3	>5 Feet
		None Required	5 Feet

(3) **Table R302.6.** Delete Table R302.6 and replace with the following:

Table R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls that are within this area
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent

[C]D. Section R303 through Section R308. See these sections of the IRC.

[D]E. Section R309. See this section of the IRC except ~~delete the text of sections R309.1 and R309.2~~ and substitute the following: as provided below:

(1) **R309.1 [and R309.2 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with self-closing, tight fitting solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick or self-closing, tight fitting 20 minute fire-rated doors.]. **Floor Surface.** Delete this section of the IRC and replace with the following: Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped a minimum of 1 % to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The approach apron shall be recessed a minimum 3/4" at the vehicle doorways to prevent entry of storm water into the garage.

~~(2) R309.1.1 Duct penetration.~~ See this section of the IRC

~~(3) R309.1.2 Other penetrations.~~ See this section of the IRC.

(4)2) R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 5/8 inch (15.9 mm) type x gypsum board or equivalent applied to the garage side. Garages beneath habitable shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) type x gypsum board or equivalent. Where separation is a floor-ceiling assembly, the structure supporting the separation

shall also be protected by not less than 5/8 inch (15.9 mm) type x gypsum board or equivalent. Garages located less than three (3) feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 5/8 inch (15.9 mm) type x gypsum board or equivalent applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

E. Section R310 Emergency Escape and Rescue Openings. See this section of the IRC except that the text of section R310.1 is deleted and the following language is inserted: every sleeping room shall have at least one functioning emergency escape and rescue opening, including a sleeping room in a basement. Emergency escape and rescue openings are not required in basement areas that are not sleeping rooms. Emergency escape and rescue openings shall have a sill height of no more than 44 inches (1118mm) above a permanent interior standing surface. If a door opening, to be used as an emergency escape and rescue opening, has a threshold that is below the adjacent ground elevation and is provided with a bulkhead enclosure, the bulkhead enclosure must comply with section 310.3. The net clear opening dimensions required in this Section apply to the emergency escape and rescue openings, operated normally from the inside. Emergency escape and rescue openings, which have a finished sill height lower than the adjacent ground elevation, must have a window well that complies with section R310.2.]

F. Section R311 Means of Egress. See these sections of the IRC except as provided below

(1) R311.1 [through R311.3.] See this section of the IRC except amend section R311.7.7.3 to read as follows: All required handrails shall be of one of the following types or the shape shall provide equivalent graspability.

(2) R311.7.7.3 Grip-size. Delete the text of the first sentence and replace with the following: All required handrails shall be of one of the following types or the shape shall provide equivalent graspability.

[(2) R311.4 Doors. See this section of the IRC except that the text of section R311.4.3, landings at doors, is deleted and the following language is inserted: There shall be a floor or landing on each side of each exterior door, except as provided in (a) and (b) below.]

[(a)—Where a stairway with two or fewer risers is located on the exterior side of any door, other than a required exit door, a landing is not required on the exterior side of the door. The floor or landing at an exit door required by section R311.4.1 shall not be more than 1.5 inches (38mm) lower than the top of the threshold. The floor or landing at exterior doors other than exit doors required by section R311.4.1, is not required to comply with this requirement, but shall have a rise no greater than 8 inches (2003mm).]

[(b)—The landing at an exterior doorway, where the door does not swing over the landing, shall not be more than 8 inches (203 mm) below the top of the threshold unless it is an exterior screen or storm door. The width of each landing shall not be less than the door served. The minimum dimension of every landing shall be 36 inches (914 mm) measured in the direction of travel.]

[(3) R311.5 Stairways. See this section of the IRC except as provided below.]

[(a)—The first sentence of section R311.5.3.1 is deleted and the following sentence is inserted: The maximum riser height shall be 8 inches (203 mm).]

[(b)—The text of section R311.5.3.2, tread depth, is deleted and the following language is inserted: The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).]

[(c)—Delete section R311.5.3.3.]

[(d)—Delete the first sentence, only, of R311.5.6.3 and substitute the following provision: All required handrails shall be of one of the following types, or the shape shall provide equivalent graspability.]

G. Section R313 Automatic Fire Sprinkler Systems. Delete the text of this section and replace with the following: R313.1 A determination on the requirement for an automatic residential fire sprinkler system in townhouses and one- and two-family dwellings is deferred until July 1, 2013.

G. Section R312 through Section R323. See these sections of the IRC.
[14.7.3.11 NMAC - Rp, 14.7.3.11, NMAC, 7-1-10]

14.7.3.12 CHAPTER 4 FOUNDATIONS:

A. Section R401 [and R402] See this section of the IRC except as provided below:

(1) Section R401.4 Soil tests. Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present at a particular location, a soil test to determine the soil's characteristics at a particular location shall be performed.

B. Section R403 Footings. See this section of the IRC [except amend the text of section R403.1.4 is deleted and the following language is inserted: All exterior footings shall be placed at least 12 inches (305 mm) below the grade. Where applicable, the depth of footings shall also conform to sections R403.1.4.1 and R403.1.4.2.]

[C. Section R404 Foundations. See this section of the IRC except for the following:] R403.1.3.2 to add the following sentence to the end of the section: Monolithic foundations shall be formed in place or insulation used as a forming material shall be adequately supported to resist movement.

[-(1) R404.1 Concrete and masonry foundation walls. See this section of the IRC, except delete tables R404.1(1), R404.1(2), R404.1(3) and add the following: Foundation walls that meet all of the following shall be considered laterally supported:]

[1. Full basement floor shall be 3.5 inches (89 mm) thick concrete slab poured tight against the bottom of the foundation wall.]

[2. Floor joists and blocking shall be connected to the sill plate at the top of wall by the prescriptive method called out in Table R404.1(1), or; shall be connected with an approved connector with listed capacity meeting Table R404.1(1).]

[3. Bolt spacing for the sill plate shall be no greater than per Table R404.1(2).]

[4. Floor shall be blocked perpendicular to the floor joists. Blocking shall be full depth within two joist spaces of the foundation wall, and be flat blocked with minimum 2 inch by 4 inch (51mm by 102mm) blocking elsewhere.

5. Where foundation walls support unbalanced load on opposite sides of the building, such as a daylight basement, the building aspect ratio, L/W, shall not exceed the value specified in Table R404.1(3). For such foundation walls, the rim board shall be attached to the sill with a 20 gage metal angle clip at 24 inches (610 mm) on center, with five 8d nails per leg, or an approved connector supplying 230 pounds per linear foot (3.36 kN/m) capacity.]

[(2) R404.5 Retaining walls. Delete this section of the IRC and add the following: Retaining walls that are not laterally supported at the top and that retain in excess of 36 inches (915 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.]

[14.7.3.12 NMAC - Rp, 14.7.3.12, NMAC, 7-1-10]

14.7.3.13 CHAPTER 5 FLOORS: See this chapter of the IRC.

[14.7.3.13 NMAC - Rp, 14.7.3.13, NMAC, 1-1-08]

14.7.3.14 CHAPTER 6 WALL CONSTRUCTION:

A. Section R601. General. See this section of the IRC.

B. Section R602. Wood Wall Framing. See this section of the IRC except as provided below.

(1) [Add a new section as follows:] Delete the text of section R602.1.3 Structural log members. [Native timber. Rough-sawn lumber and timber, including vigas, used for any load-bearing application shall be identified by a report of a lumber grader or inspection agency that has been approved by CID.] And replace with the following: Native timber. Rough-sawn lumber, timbers and vigas, used for any load bearing application shall be identified by a grade mark of an *approved* lumber grading or inspection agency. In lieu of a grade mark on the material, a certificate of inspection as to species and grade, issued by a lumber-grading or inspection agency meeting the requirements of this section. A grading report issued by an Engineer or Architect will be accepted.

(2) R602.3 Design and construction. Delete the text of this section and replace with the following: Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with AF&PA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members and plywood or OSB shall have a 1/8 inch space at panel edge and end joints. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior walls shall conform to the requirements of Table R602.3(3).

(3) R602.3.4 Bottom (sole) plate. Studs shall have full bearing on a nominal 2-by (51 mm) or larger plate or sill having a width at least equal to the width of the studs.

(a) 2" (51 mm) by 6" (152 mm) or wider exterior wall bottom or sill plates may be cantilevered a maximum of 1-1/2 (38 mm) inches from concrete slab-on-grade to accommodate slab-on-grade perimeter

insulation if the remaining bearing is sufficient to carry the structural load. Anchor bolts shall be placed a minimum of 2 inches from the exterior edge of the concrete.

(b) 2" by 4" or wider exterior wall bottom or sill plates may be cantilevered a maximum of 1/2 inches from concrete slab-on-grade to accommodate slab-on-grade perimeter insulation if the remaining bearing is sufficient to carry the structural load. Anchor bolts shall be placed a minimum of 2 inches from the exterior edge of the concrete.

([2] 4) Section R602.10.5 Continuous wood structural panel sheathing. Delete this section of the IRC and substitute as follows: When continuous wood structural panel sheathing is provided in accordance with method 3 of R602.10.3, including areas above and below openings, braced wall panel lengths shall be in accordance with table R602.10.5. Wood structural panel sheathing shall be installed at corners in accordance with figures R602.10.5. The bracing amounts in table R602.10.1 for method 3 shall be permitted to be multiplied by a factor of 0.9 for walls with a maximum opening height that does not exceed 85 percent of the wall height or a factor of 0.8 for walls for the maximum opening height that does not exceed 67 percent of the wall height.

([3] 5) Table R602.10.5 Length requirements for braced wall panels in a continuously sheathed wall. See this table of the IRC and revise note 'c' as follows: c. Walls on either or both sides of openings in garages shall be permitted to be built in accordance with Section R602.10.6.2 and Figure R602.10.6.2 except that a single bottom plate shall be permitted and two anchor bolts shall be placed at 1/3 points. In addition, tie-down devices shall not be required and the vertical wall segment shall have a maximum 6:1 height-to-width ratio (with height being measured from top of header to the bottom of the sill plate). This option shall be permitted for the first story of two-story applications in Seismic Design Categories A through C.

([4] 6) Delete the text of section R602.10.6 and substitute: Alternate braced wall lines constructed in accordance with (a) or (b), below, shall be permitted to replace each 4 feet (1219 mm) of braced wall panel as required by section R602.10.4.

(a) In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8 inch (9.5 mm) minimum thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with table R602.3.(1) and blocked at all wood structural panel sheathing edges. Anchor bolts shall be placed at panel quarter points. For walls between 12 inches (305 mm) and 16 inches (406 mm) in length and a height of not more than 10 feet (3048 mm), panels shall be nailed as above and have one anchor bolt placed at the center of the panel. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation, which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

(b) In the first story of two-story buildings, each braced wall panel shall be in accordance with (a), above, except that the wood structural panel sheathing shall be provided on both faces, sheathing edge nailing spacing shall not exceed 4 inches (101.6 mm) on center, at least three anchor bolts shall be placed at one-fifth points.

C. **Section R603 through Section R612.** See these sections of the IRC.
[14.7.3.14 NMAC - Rp, 14.7.3.14, NMAC, 7-1-10]

14.7.3.15 CHAPTER 7 WALL COVERING:

A. **Section R701 and Section R702.** See these sections of the IRC.
B. **Section R703 Exterior Covering.** See this section of the IRC except insert the following at the end of the first paragraph of section R703.6.2: exterior finish coatings which have a current **ICBO** ICC evaluation report, and applied to a concrete or masonry surface shall be installed in accordance with the manufacturer's installation instructions and are not required to comply with table 702.1(1).

C. **Section R703.6.2 Plaster.** ~~Delete the text of this section of the IRC and insert the following: Plastering with Portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall not be less than two coats when applied over masonry, concrete, pressure preservative treated wood or decay resistant wood as specified in section R319.1 or gypsum backing. Decorative coatings applied to concrete or masonry surface shall be installed in accordance with the manufacturer's installation instructions and are not required to comply with Table R702.1(1). If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1). On wood frame construction with an on-grade floor slab system, approved acrylic based~~

exterior plaster systems and acrylic based color coats shall be applied in such a manner as to cover, but not extend below, lath, paper and screed. When a cement plaster stucco and cement plaster color is installed, and no perimeter insulation is on the exterior of a concrete or masonry foundation, the color coat shall terminate not further than 6 inches (153 mm) below finished grade. All excess plaster shall be removed from the site and no plaster material may remain on the adjoining soil or footing.] Add the following exception to-section R703.6.2: **Exception:** Exterior plaster may be continued below the weep screed to below grade provided there is a complete break in the drainage plane of the building at the location of the horizontal weep screed. Weep holes in the screed shall not be plugged during the application of plaster materials used to cover foundation insulation.

D. Section R703.6.2.1 Weep screeds. Delete the text of this section of the IRC and substitute with the following: When an approved acrylic based exterior finish stucco system or acrylic based color coat is applied, a minimum 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 ½ inches (89 mm) shall be provided at or below the foundation plate line on exterior stud wall in accordance with ASTM C 926. The weep screed shall be placed a minimum of [24] inches (51mm) above the earth or ½ inch 13 mm above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall lap the attachment flange of the weep screed. Weep screeds are not required under covered porches, covered patios. [or when a non acrylic based conventional cement plaster and cement plaster color coat as approved in R703.6.2 is installed.]

[E. Plaster to roof separation. A reglet, [plaster stop] and, weep screed or equivalent an approved metal flashing shall be applied where all stucco wall surfaces terminate at a roof.]
[14.7.3.15 NMAC - Rp, 14.7.3.15, NMAC, 7-1-10]

14.7.3.16 CHAPTER 8 ROOF-CEILING CONSTRUCTION: See this chapter of the IRC.
[14.7.3.16 NMAC - Rp, 14.7.3.16, NMAC, 1-1-08]

14.7.3.17 CHAPTER 9 ROOF ASSEMBLIES:

A. Section R901 through Section R902: See these sections of the IRC

B. Section R903: See this section of the IRC **except as provided below:** [delete section R903.5 and Figure R903.5.]

(1) Section R903.2 Plaster to roof separation. A reglet, [plaster stop] and, weep screed or [equivalent] an approved metal flashing shall be applied where all stucco wall surfaces terminate at a roof.

(2) Section R903.3. Delete the text from section R903.3 and replace with the following: **Plastered parapets** shall require a seamless but permeable waterproof cover or weather barrier, capping the entire parapet and wrapping over each side. The cover shall extend past any break from the vertical a minimum of four (4) inches on the wall side. On the roof side, the cover shall properly lap any rising roof felts or membranes and be properly sealed. A layer of expanded metal lath shall be installed over the cover before plaster or stucco is applied. The lath shall extend past any break from the vertical on the wall side a minimum of five (5) inches and on the roof side, the same distance as the cover below, allowing for plaster stops or seals. No penetrating fasteners are allowed on the horizontal surface of parapets.

C. Section R904: See this section of the IRC except add the following new section: **Section R904.5 Loose Granular Fill.** Pumice and other granular fill type materials are not permitted in roof assemblies.

D. Section R905: See this section of the IRC except add the following new sections:

(1) Section R905.9.4 Roof deck transitions. Add new section of the IRC as follows: Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(2) Section R905.9.5 Canales and Scuppers. All canales and/or scuppers must have a metal pan lining extending 6 inches minimum past the inside of the parapet and 6 inches minimum to each side of the canale or scupper opening. All canales or scuppers must have positive drainage.

(3) Section R905.11.4 Modified bitumen roofing. Add new section of the IRC as follows: Where roof sheathing is overlapped to create drainage “:cricket” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(4) Section R905.12.4 Thermoset single-ply roofing. Add new section of the IRC as follows: Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

(5) **Section R905.13.4 Thermoplastic single-ply roofing.** Add new section of the IRC as follows: Where roof sheathing is overlapped to create drainage “crickets” or valleys to canales, taperboard or equivalent shall be used to transition between the two deck levels to create a uniform substrate.

E. Section R907.3 Re-covering versus replacement. Delete the text of section R907.3 and substitute: New roof covering shall not be installed without first removing existing roof coverings where any of the following conditions occur:

(1) Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.

(2) Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.

(3) Where the existing roof has two or more applications of any type of roof covering

(4) Where pumice or other granular fill are present. Existing roofing and granular fill must be removed prior to re-roofing.

[14.7.3.17 NMAC - Rp, 14.7.3.17, NMAC, 7-1-10]

14.7.3.18 CHAPTER 10 CHIMNEYS AND FIREPLACES: See this chapter of the IRC.

[14.7.3.18 NMAC - Rp, 14.7.3.18, NMAC, 1-1-08]

14.7.3.19 CHAPTER 11 ENERGY EFFICIENCY: Delete this chapter of the IRC and see 14.7.6 NMAC, the NMECC.

[14.7.3.19 NMAC - Rp, 14.7.3.19, NMAC, 1-1-08]

14.7.3.20 CHAPTERS 12 THROUGH 23 MECHANICAL: Delete these chapters of the IRC and see 14.9.2, NMMC.

[14.7.3.20 NMAC - Rp, 14.7.3.20, NMAC, 1-1-08]

14.7.3.21 CHAPTER 24 FUEL GAS: Delete this chapter of the IRC and see the NMMC.

[14.7.3.21 NMAC - Rp, 14.7.3.21, NMAC, 1-1-08]

14.7.3.22 CHAPTERS 25 THROUGH 32 PLUMBING: Delete these chapters of the IRC and see the NMPC.

[14.7.3.22 NMAC - Rp, 14.7.3.22, NMAC, 1-1-08]

14.7.3.23 CHAPTERS 33 THROUGH 43 ELECTRICAL: Delete these chapters of the IRC and see the NMEC.

[14.7.3.23 NMAC - Rp, 14.7.3.23, NMAC, 1-1-08]

14.7.3.24 CHAPTER 44 REFERENCED STANDARDS: See this section of the IRC.

[14.7.3.24 NMAC - Rp, 14.7.3.24, NMAC, 1-1-08]

14.7.3.25 APPENDIX J EXISTING BUILDINGS AND STRUCTURES. See this section Of the IRC except as provided below:

A. Section AJ101 Purpose and intent. See this section of the IRC.

B. Section AJ102 Compliance. See this section of the IRC except add the following new section:
Section AJ102.4.1 Compliance. When alterations and repairs are made to exterior stud framed walls of existing bedrooms and exterior wall framing adjoining the window is exposed, then the window shall be made to comply with section R310.

[14.7.3.25 NMAC – N, 1-1-08]

HISTORY OF 14.7.3 NMAC:

Pre-NMAC History: Material in this part was derived from that previously filed with the commission of public records - state records center and archives as:

GCB-NMBC-83-1, 1982 New Mexico Building Code, filing date, 2-15-83

CID-GCB-NMBC-85-1, 1985 New Mexico Building Code, filing date, 11-19-85

CID-GCB-NMBC-88-1, 1988 New Mexico Building Code, filing date, 01-20-89

CID-GCB-NMBC-91-1, 1991 New Mexico Building Code, filing date, 05-04-93

History of Repealed Material:

14 NMAC 7.2, New Mexico Building Code, filed 10-30-98 (with the exception of material incorporated by reference which was also filed 10-30-98), repealed 12-1-00.

14.7.2 NMAC, 1997 New Mexico Building Code (filed 5-27-04), repealed 7-1-10.

Other History:

CID-GCB-NMBC 91-1, 1991 New Mexico Building Code (filed 5-4-93) was replaced by 14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code, effective 12-31-98.

14 NMAC 7.2, Housing and Construction, Building Codes General, 1997 New Mexico Building Code (filed 10-30-98) replaced by 14.7.2 NMAC, 1997 New Mexico Building Code, effective 12-1-00.

Those applicable portions of 14.7.2 NMAC, 1997 New Mexico Building Code (filed 10-16-00) and 14 NMAC 7.3, 1997 Uniform Building Code (filed 10-30-98) replaced by 14.7.3 NMAC, 2003 New Mexico Residential Building Code, effective 7-1-04.

1003 New Mexico Residential Building Code (filed 5027-04) replaced by 14.7.3 NMAC, 2006 New Mexico Residential Building code, effective 7-1-10.